



Miami

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TO: Mayor & Council
VIA: Esmond Scott, Village Manager
FROM: Claudia C. Hasbun, AICP, Planning, Zoning & Resiliency Director
CC: Tanya Wilson, AICP Assistant Village Manager
DATE: July 19, 2022
RE: 2025 Comprehensive Plan amendments to the Future Land Use Element and the Future Land Use Map

AN ORDINANCE OF THE VILLAGE COUNCIL OF MIAMI SHORES VILLAGE, FLORIDA, AMENDING THE VILLAGE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP (FLUM) FOR PROPERTIES LOCATED IN MIAMI SHORES VILLAGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR TRANSMITTAL; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Background:

Chapter 163, Florida Statutes requires that each municipality establish and maintain a Comprehensive Plan that serves as a blueprint to guide and manage the community's future development. The Village has identified and recognized the need to update the 2025 Comprehensive Plan Future Land Use Element and the Future Land Use Map due to a number of inconsistencies, errors and obsolete provisions within and between the text of the goals, objectives and policies in the Plan's Future Land Use Element and Future Land Use Map ("FLUM"). As such, the Village engaged Calvin, Giordano and Associates, Inc. in March 2022 to start the amendment process. Therefore, as part of this package, you will find our consultant, Silvia Vargas, AICP memo describing the content and progression of the amendment's project. In addition, Exhibit "A" contains supporting documents describing the rationale for the amendments.

The Planning Board acting as the Village Land Planning Agency, who make recommendations to the Village Council, reviewed the amendments. If approved, staff will be sending amendments and supporting documents to a list of required reviewing agencies and to the Department of Economic Opportunities (DEO) as required by state law. Once DEO has completed its review of the Village's Comprehensive Plan amendments, it will issue an Objection, Recommendations and Comments (ORC) report detailing any outstanding issues. Staff intends to address all comments and incorporate all amendments in order to bring the final ordinance back in September 2022 for final adoption.

Scope:

The proposed ordinance seeks to amend the Village 2025 Comprehensive Plan Future Land Use Element and Future Land Use Map in order to correct revealed inconsistencies, reclaim reduced densities within the residential districts, and minimize nonconformities in the built environment. Additionally, the proposed ordinance also introduces mixed-use land use designations along key commercial corridors to guide sustainable development within the Village.

Recommendation:

The proposed Ordinance is recommended for Approval.

Fiscal Impact:

None